

DEED OF TRUST

No. 29316 Equity
Exhibit 1

Rec'd for Record Nov. 29 1977 At 3:03 o'clock P M Same Day Recorded & Ex'd per Charles C. Keller,

THIS PURCHASE MONEY DEED OF TRUST is made this 28th day of November 1977, among the Grantor, Paul S. Rosenbloom and Susan M. Rosenbloom, his wife (herein "Borrower"), Donald W. Crawford (herein "Trustee"), and the Beneficiary, Western Maryland Service Corp., a corporation organized and existing under the laws of the State of Maryland, whose address is 100 West Washington Street, Hagerstown, Maryland 21740 (herein "Lender").

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of Frederick, State of Maryland:

ALL those lots or parcels of land situate, lying and being in the Town of Brunswick, Frederick County, Maryland, and being more particularly described as follows:

BEING known and designated as Lots 1, 2, 3, 4 & 5, Block 8 as recorded on a Plat of the Mutual Land and Improvement Company of Baltimore City, in Liber W.I.P. No. 11, folio 474, one of the Land Records of Frederick County, Maryland.

ALSO BEING all and the same real estate that was conveyed unto Maurice R. Trenary by Arlington A. Ayres and Dorothy L. Ayres, his wife, and Eleanor A. Boyer Keating, widow, by deed dated the 22nd day of June, 1977, and recorded among the Land Records of Frederick County, Maryland, in liber 1021, folio 934.

ALSO BEING all and the same real estate as described and conveyed in Five (5) Deeds of even date herewith from Maurice R. Trenary unto Paul S. Rosenbloom and Susan M. Rosenbloom, his wife, which deeds are intended to be recorded immediately prior hereto among the aforesaid Land Records.

which has the address of North F Street, Brunswick, Maryland 21716,
[Street] [City]

..... (herein "Property Address"); (such property having been purchased in whole or in part with the sums secured hereby.)
[State and Zip Code]

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

To SECURE to Lender (a) the repayment of the indebtedness evidenced by Borrower's note dated November 28, 1977 (herein "Note"), in the principal sum of Eleven Thousand Six Hundred Twenty-five & 00/100 (\$11,625.00) Dollars, with interest thereon, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1978; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained; and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances").

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property, if any or as set forth on evidence of title required by and certified to Lender.

MARYLAND—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT

Ex. Exhibit Filed August 2, 1979

19.03